

WAREHOUSE SPACE FOR LEASE

9129 Euclid Ave, Manassas, VA 20110



INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Warehouse/fabrication Space

Perfect site for a manufacturing/distribution facility

Zoning allows for outside storage by right

Zoned I-2 / Heavy Industrial (City of Manassas)

15,000 SF warehouse/manufacturing space

24-foot clear height

Interior/exterior overhead cranes

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	1
Available SF:	17,000 SF
Building Size:	60,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	1,300	4,725
Total Population	776	3,557	12,141
Average HH Income	\$98,137	\$102,729	\$122,695

Cihan Baysal, CCIM

571.723.6890

cihanbaysal@baysalrealty.com

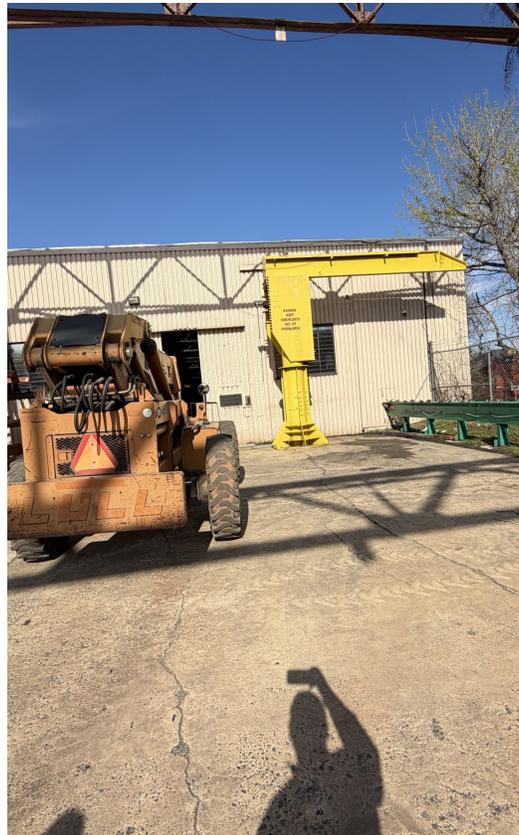
LONG & FOSTER
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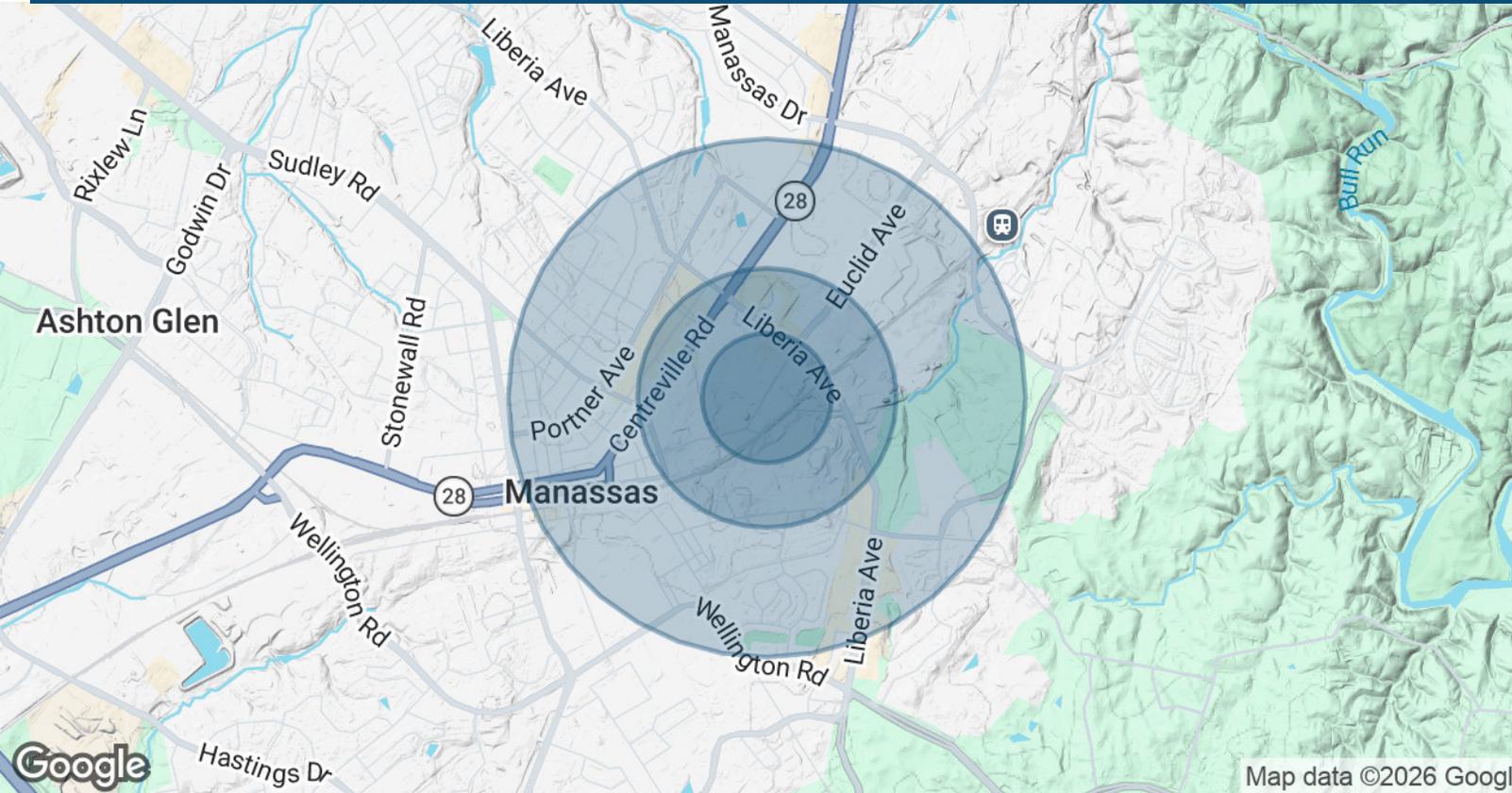
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	776	3,557	12,141
Average Age	26.7	29.4	35.8
Average Age (Male)	24.8	27.7	34.7
Average Age (Female)	29.2	31.7	36.2

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	261	1,300	4,725
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$98,137	\$102,729	\$122,695
Average House Value	\$198,553	\$276,351	\$425,895

2023 American Community Survey (ACS)

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